

**CITY OF SUGAR HILL
MAYOR & COUNCIL WORK SESSION MINUTES
MONDAY, NOVEMBER 3, 2025
CITY HALL COMMUNITY ROOM, 7:00 P.M.
5039 WEST BROAD STREET
SUGAR HILL, GA 30518**

CALL TO ORDER - by Mayor Hembree. Present were Mayor Brandon Hembree, Mayor Pro Tem Joshua Page, Council Members Taylor Anderson, Meg Avery, Alvin Hicks and Gary Pirkle, City Manager Paul Radford, Assistant City Manager Troy Besseche, City Clerk Jane Whittington, and City Attorney Lee Thompson. City Attorney Frank Hartley was not present.

AWARDS AND PRESENTATIONS/PROCLAMATIONS

OLD BUSINESS

AX-25-002, 5853, 5875 Suwanee Dam Rd., 5868 Henry Bailey Rd., 2.72 acres Rezone to General Business (BG) for Retail Commercial Development (public hearing held 6-9-25) – the Planning Director explained that staff recommended withdrawal. They have not received a letter from the applicant requesting to withdraw without prejudice.

NEW BUSINESS

AX-25-003, 5942 Cumming Highway, .96 Acres Rocket Brew, Inc., Rezone from R-100 to BG (General Business) for a retail development (public hearing 11-10-25) – the Planning Director explained that the access will be from the red light on Highway 20 through the property of Zaxby's and Chipotle. Councilmember Pirkle recommended a letter granting access through the property. Council Member Anderson recommended a condition of zoning to prohibit outdoor speakers. The detention in the rear of the property will need natural screening to protect the neighborhood behind it..

AX-25-004, 6318 Suwanee Dam Rd., Annex and Rezone 10.16 acres from R100 in Gwinnett County to RS-100/CSD (public hearing 11-10-25) – Planning Director Newell explained that staff went to the property after rain. The Corp of Engineers or the EPD will need to weigh in on the buffering. Staff recommends approval with conditions. The Council discussed the number of units, the greenspace location, the private road and the buffers.

RZ-25-007, 4832 White St., Rezone from MH to R36 (3 units) side setback variance (public hearing 11-10-25) – the Planning Director explained the application and the street. Some residents complained over the narrowness of the street and requested that it be widened. This will possibly be tabled to allow the city staff to work with Buford on aligning the street.

ZOA-25-004, Addition of Permitted Animals and Associated Enforcement Methods (public hearing 11-10-25) - Planning Director Newell explained that this ordinance would allow the residents to keep chickens in certain zonings and lot sizes. It prohibits roosters and has a maximum of ten per property. The HOA restrictions would trump this if it prohibited them.

Fleet Management Program – the Assistant City Manager explained that this program will add value to the total cost of the vehicle. We will also be able to track metrics and fuel. Some of the city vehicles are older, the average age of 62 vehicles is ten years. The newer vehicles have

more safety features. Dahlonga, Fulton County and Oakwood are some governments that are utilizing this program.

WORK SESSION DISCUSSION ITEMS

CITY MANAGER DISCUSSIONS/UPDATES – the City Manager requested that the yearly update from the Players Guild and the Children’s Theatre be added to next week’s agenda. The 2026 Proposed Budget will be available online and in the City Clerk’s office starting November 17th.

Public Safety

Operations

Construction

EXECUTIVE SESSION, LEGAL, REAL ESTATE, PERSONNEL – there was no Executive Session held.

PUBLIC ACTION TAKEN OUT OF EXECUTIVE SESSION

ADJOURNMENT – Council Member Pirkle motioned to adjourn. Council Member Anderson seconded the motion. Approved 5-0.

Brandon Hembree, Mayor

Jane Whittington, City Clerk